

October 17, 2013

Notice of Public Meeting
McBride Preliminary Plat
PP13-00001

Dear Interested Property Owner:

The City of Issaquah Hearing Examiner will hold a Public Hearing on the McBride Preliminary Plat on **Thursday, October 31, 2013 at 10:00 A.M.** in the Council Chambers of City Hall South, located at 135 East Sunset Way, Issaquah.

Project Description:

The proposal is a preliminary plat application to subdivide an 8.87 acre site into 40 single-family residential lots. Lots sizes range between 3,730 SF and 6,401 SF. The proposal would construct infrastructure for the residential subdivision, including; roadways, stormwater facilities, utilities, open space and critical area tracts.

The site is currently developed with 2 existing single family houses, driveways and associated outbuildings. The existing homes and outbuildings would be removed for the subdivision.

The site includes a Category 2 wetland, approximately 31,644 SF is located on the subject site, and the buffers of 2 other off-site wetlands extend onto the site. The proposal would not result in direct wetland impacts. Wetland buffers are reduced and mitigated by wetland buffer averaging and enhancement.

The proposed subdivision would be accessed from a new public street constructed off SE 48th St, and also by a road connection to the south (232nd Ave SE) through the Issaquah 22 plat which is presently under construction. A secondary, emergency vehicle access is proposed from the west portion of the site, via an easement across adjacent property, connecting to SE 48th Street.

Location:

The project site is located at 23203/23231 SE 48th Street; on the south side of SE 48th Street to the west of Issaquah-Pine Lake Road SE.

Permit Process:

April 16, 2013: Notice of Application and Notice of Neighborhood Meeting.

May 1, 2013: Neighborhood Meeting

May 21, 2013: River & Streams Board Meeting

August 28, 2013: SEPA Determination of Nonsignificance (MDNS) issued.

September 25, 2013: Revised SEPA Mitigated Determination of Nonsignificance (MDNS) issued.

October 31, 2013: Preliminary Plat Public Hearing

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

Public Comments: Individuals may provide comments at the public hearing or comments may be sent to Peter Rosen at City of Issaquah, P.O. Box 1307, Issaquah, WA 98027; or email at peterr@issaquahwa.gov Public comments will be documented in the file and forwarded to reviewers.

Please contact me with any questions or comments, or if you would like additional information regarding this application at (425) 837-3094 or by email at peterr@ci.issaquah.wa.us

Sincerely,
DEVELOPMENT SERVICES DEPARTMENT

Peter Rosen
Senior Environmental Planner